



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

June 14, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic 
Land Divisions Section

Project No. 92074-(5) – Vesting Tentative Tract Map No. 51644-1, Conditional Use Permit No. 200600210, Oak Tree Permit No. 201000029, and Housing Permit No. 2016001958, Environmental Assessment No. 200600166 - RPC Meeting: June 27, 2018 - Agenda Item: 6

The above-mentioned item is a request to create 820 dwelling units on 1274.6 acres. The revised Tentative Tract Map is for the unrecorded portion of TR 51644, a density-controlled development of 1,791 residential units originally approved in 1998. Of this number, 1,077 dwelling units have been recorded and developed on the southern portion of the tract. The applicant proposes to revise Areas B, C, and the unrecorded portion of Area A to include the development's remaining 712 authorized dwelling units, as well as 108 additional units. In order to accommodate this additional density, the applicant is requesting a 21.2% density bonus in return for dedicating 365 units (71.8%) for sale to senior citizens through a discretionary housing permit. An Oak Tree Permit is requested to authorize removal 11 oak trees and the encroachment into the protected zone of one oak tree.

Staff is recommending that the public hearing be continued to allow additional time for review and consult with the Community Development Commission.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO AUGUST 1, 2018.

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If you need further information, please contact Marie Pavlovic or Steven Jones via telephone at (213) 974-6433 or via e-mail at mpavlovic@planning.lacounty.gov or sdjones@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SDJ:MP